



Town of Barnstable
Planning and Development Department
Housing Committee



www.townofbarnstable.ma.us/housingcommittee

Draft Meeting Minutes
 July 18, 2022
 367 Main Street, 2nd Floor, Selectman's Conference Room, Hyannis MA

Members present: Dave Carey – Chair, Donald Lynde, Paula Breagy, Meagan Mort, Hilda Haye, Lorri Finton – BHA Liaison, and Paul Hebert-Town Council Authority Liaison

Members absent:

Staff present: Ryan Bennett, Housing Coordinator

Chair

Dave Carey

Vice Chair

Hilda Haye

Clerk

Members

Paula Breagy

Donald Lynde

Meagan Mort

Barnstable Housing Authority Liaison

Lorri Finton

Town Council Liaison

Paul Hebert

Staff

Director:

Elizabeth Jenkins

Housing Coordinator:

Ryan Bennett

Chair Dave Carey opened the Housing Committee meeting at 5:00pm.

Chair Carey announced that the meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A, s.20; and inquired whether anyone is taping this meeting and to please make their presence known.

No response.

Housing Coordinator Update:

Ryan Bennett first gave an update on an inclusionary zoning feasibility analysis. An RFQ was put out to retain consulting services to help update the already existing inclusionary ordinance. We would like to look at the 10% affordability requirement and whether or not it is still sufficient for our need in terms of producing housing through that ordinance. This project will be worked on over the course of the next six months and Ryan will provide regular updates throughout the process.

Housing Needs Assessment:

The assessment is a component of the scope of work to update the housing production plan. Ryan introduced the consultant team Laura Smeade who is with JM Goldson whom has been contracted with and has worked on a plan in the past in 2016. They are familiar with the Town and community.

Laura Smead is the senior community planner at Goldson. Laura stated the intent of the night is to go over the scope of the project, timeline, and to respond to the comments on the questionnaire that they had sent out prior to the meeting. It is asked if this study is from 2016 that is being discussed and Laura confirmed that it is. Laura started the presentation and indicated that the plan has been updated for 2022. JM Goldson has done more of these plans than anyone else in the state and specializes in data visualization.

It is stated for new members of the committee that the housing production plan is a state tool that allows the community to prepare their own strategies for developing affordable housing. Town are able to develop these plans with consulting expertise to meet the criteria the DHCD wants to see, but it's a locally driven plan. Once plans are endorsed they are good for five years. Our current plan is still effective and doesn't expire until 2023. The Chair asked what percent of plans municipalities achieve. The answer is based off multiple factors and it varies. It is stated the information and presentation from this meeting will be posted on the Town website.

Jenn Goldson gave a synopsis of what the housing production plan is. Jenn explained the list of the components in the presentation is what will be in the final work product. They do as much engagement as

their scope will allow. They break down what happened with the last project i.e. what was accomplished, what was not accomplished, and why. They look at all sorts of data including census, local, development constraints and what has changed in the past five years, and then they create the first work product. They take into account seasonal unity, housing costs, demographic changes, aging, short term rentals, and try to understand what has been changing. They look at funding such as the housing trust and other measures of the capacity and encourage partnerships. This will all get presented at a later date. Focus groups help to gather community data which will be happening within the next couple months. The second step would for a more focused engagement process including public forums. There will be a focus on crowd sourcing ideas with the community. The last phase is coming up with strategies and bringing that to the community and getting feedback on that.

- Housing Needs Assessment (HNA) - mid August. Online public survey will be launched after the assessment. Fliers and community engagement checklist about how to get the word out. Paula suggests the senior center and would like a list of town owned properties for the possibility of using one to rehabilitate into housing. There needs to be more information fed out to the community than other than online. Meagan asked if there would be an opportunity to share the HNA with large employer or at events. Laura explains that it is for the whole scope of the community and that is the intention. Focus groups and interviews are virtual but they can be done in person.
- Community Engagement- First community forum is in the Fall. The snapshot from the community will be able to provide what is the goal for the next five years. Each forum helps to narrow the focus.
- Development constraints analysis including updated mapping analysis- December- First HPP draft including vision, goals, and strategies. January would be to review draft and revise. Mid- January it would be released for public comment.
- Affordable housing goals and strategies- February- HC (Housing Committee) and PB (Planning Board) joint meeting to recommend the plan. The plan would be revised if necessary before going to PB and TC (Town Council) for approval.
- Implement action plan- March -Submit to DHCD.

Last HPP was in 2016. The 2020 numbers the subsidizing housing inventory at 7.2%. The number for the state is 10% for housing. Laura went over the goals that were set in 2016 and stated that they will gather more information about which goals they would like to consider from the 2016 plan. Paul Hebert asked if new strategies that we haven't tried before can be presented as well throughout the process. Laura went over the 2016 strategies and stated that there are other new strategies they can present. Jenn explained the project launch questionnaire. Laura went over the results of the questionnaire. The committee expressed that the hope for the project is for practical actionable affordable housing. Laura opened up the presentation for free discussion:

Gordon Starr commented they would like to see focus groups meet with builders and developers and to meet with renters.

Chair Dave commented that builders and developers don't want the projects because there is no money in these projects. Land is extremely scarce and the solution is density.

A member of the public commented that one issue is short term rentals. Houses used to be bought and rented out on a long term basis to pay the mortgage but now entrepreneurs are buying houses and renting them on a short term basis.

Meagan commented that meeting with builder would be helpful. She pointed out that minimum rent is \$2200 plus utilities for a two bedroom and that it is not livable. Builders need to know that affordable housing does

not mean luxury. Market rate apartments for workforce housing. It's a problem when a school has to close because they do not have the staff. People are leaving Cape. Meagan points out that people have to live in sub-par housing because they can't afford anywhere else and are afraid to report issues because they're worried that their lease will not be renewed and they'll be homeless. It is a desperate market. There was a request for proposals for the Marstons Mills Elementary School in 2016 that still sitting there. The funds for demolishing have already been appropriated but it has gone nowhere and could be good for a tiny home community.

Hilda pointed out we should look at what the cost was in 2016 versus what the cost is today because it has changed. If we keep waiting then this project could be even less affordable. Building materials are through the roof. Modular apartments if we cannot do a tiny home community. People working at minimum wage are working 80-90 hours per week just to make ends meet and how does that effect the community especially families. Housing is a basic necessity.

Donald pointed out that even buying a house is not affordable either.

A member of the public points out that the tiny homes haven't been approved via zoning and such and wanted to come to the meeting to learn of new ideas that could potentially help. The market forces are crushing people. They pointed out the average salary on Cape is about \$40,000 to \$50,000 which isn't enough. The average age on Cape is 58. There is no industry so the young people are leaving. The Cape is service and part time oriented. Infrastructure has to change.

Jenn stated that she would love to hear who else should be involved in the focus groups. Jenn recaps what has been brought up in the meeting including builders, realtors, and renters.

Suggestions are made of zoning attorneys, seniors, employees, and housing assistance corporations.

A member of the public mentioned about another focus group where the residents of the affordable housing had a very different idea of what the housing provided versus what the Town provided. They would like to see everyone from each demographic involved in this conversation/plan implementation. Focus groups online is not going to cut it. There are a lot of seniors out there that also need housing. The HPP needs to include the seniors.

Chair Dave commented do we need to list out all these demographics or do we know the demographic. Dave suggests they ask Goldson for a list because the demographic ranges and once the list is received is to go over it and see who may be missing.

Meagan asked if it within the scope to meet with other committees.

Jenn answered that the focus groups are the first thing they do but throughout the process of surveys and forums it is within the scope to invite other committees, commissions, and boards. Focus groups are small, usually a limit of seven people, to create an intimate in depth discussion. Seventy people in the initial round of focus groups and ten individual interviews.

Gordon Starr asked if the focus groups are demographic based or are they varied groups.

Jenn stated that yes, it can be done that way. Some projects that have been done in the past have done it that way and others have left it open to anyone who can come to one is invited so the focus group may vary on who attends. Laura added they will discuss and take the approach that everyone agrees on and that will be nailed down within the first weeks. It is the intent to get as broad and deep a connection with the community as possible.

Meagan pointed out we need a connection with the disability community as well.

Dave Carey asks for any other public comment:

A member of the public stated she is happy with the discussion and a lot of her concerns were addressed in the discussion. She pointed out there is an acute housing problem on the Cape. She asked if they can all agree that there is a problem, why is it that we all can't agree to work together and listen to each other to solve the problem. Housing has become a divisive topic. She believes that compromise is the key. She stated that we're not going to get anywhere without listening to each other and spreading untruths. She understands that housing is not going to be solved over night, but what was accomplished since 2016?

Dave Carey commented it comes down to the money. What is the cost for the Town for one affordable housing unit? What are other Towns paying? The money is not available when one unit costs \$150,000. This is the ultimate challenge.

Dave Carey asks if there are any other final comments. No public comment.

Next Meeting:

September 7, 2022

***Chair Carey moves to adjourn the meeting. Donald Lynde seconds.
All are in favor to adjourn.***

Meeting adjourned at 6:22pm

Respectfully Submitted,
Erica Brown, Administrative Assistant.

Public files are available for viewing during normal business hours 367 Main Street, Hyannis
** Further detail may be obtained by viewing the meeting video via Channel 18 on demand at
<http://www.town.barnstable.ma.us> **